



A well-presented three-bedroom semi-detached home, ideally situated in a sought-after residential area of Billingham, tucked away within a quiet cul-de-sac. Offered to the market with no forward chain, this property presents an excellent opportunity for families, first-time buyers, or investors alike. The ground floor accommodation begins with a welcoming entrance porch leading into a central hallway. From here, you'll find a bright and spacious lounge, which benefits from internal doors opening through to the dining room—creating a flexible and sociable living space. The fitted kitchen is thoughtfully laid out and provides direct access to the rear garden, making it ideal for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms along with a modern family bathroom, finished to a good standard. Externally, the rear garden is designed for low maintenance while remaining neat and attractive—perfect for those seeking an easy-care outdoor space. The home is conveniently located close to a range of local schools, shops, and everyday amenities. In addition, excellent transport links are nearby, with easy access to the A19, making commuting to surrounding areas straightforward and convenient.

**Owington Grove, Billingham, TS23 3LX**  
**3 Bed - House - Semi-Detached**  
**£150,000**  
**EPC Rating: D**  
**Council Tax Band: B**  
**Tenure: Freehold**



# Owington Grove, Billingham, TS23 3LX

Entrance Porch  
Flooring and entrance door.

Entrance Hallway  
Stairs to upper and flooring

Lounge  
1 x front bay double glazed window, flooring, storage cupboard, coved ceiling, fire and surround.

Diner  
Flooring, rear double glazed doors, 1 x radiator and internal doors to lounge.

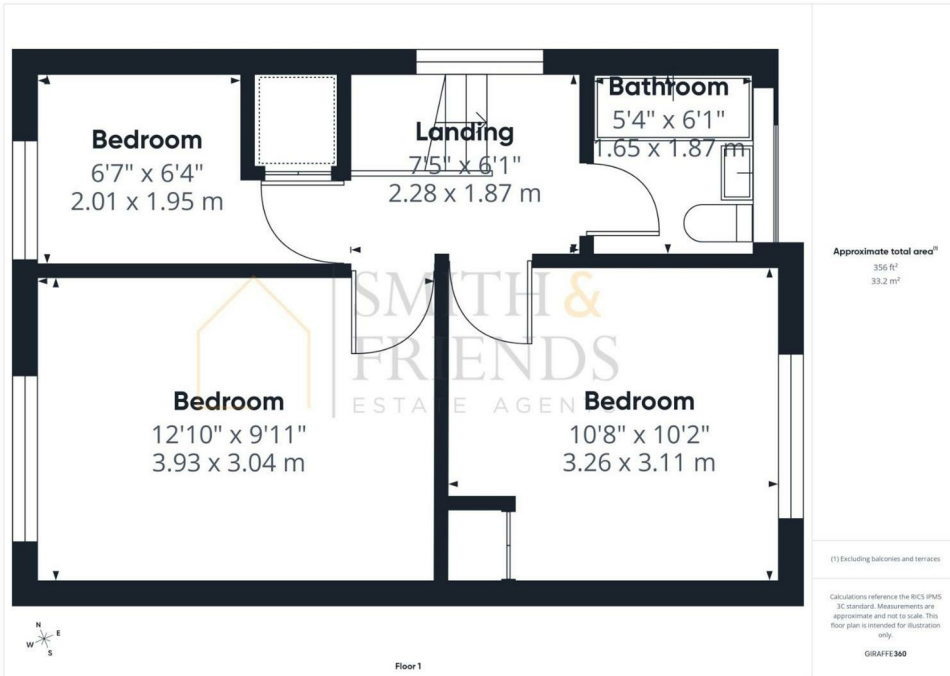
Kitchen  
1 x side double glazed window, rear double glazed door, flooring, wall and base units.

Landing  
Carpet flooring and loft access.

Bedroom  
1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom  
1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom  
1 x rear double glazed window, carpet flooring and 1 x radiator.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	75
EU Directive 2002/91/EC			

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